

**GENERAL INFORMATION**

**Tenure**  
Freehold

**Services**  
All mains services are connected to the property.

**Outgoings**  
Council tax band 'B'

**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

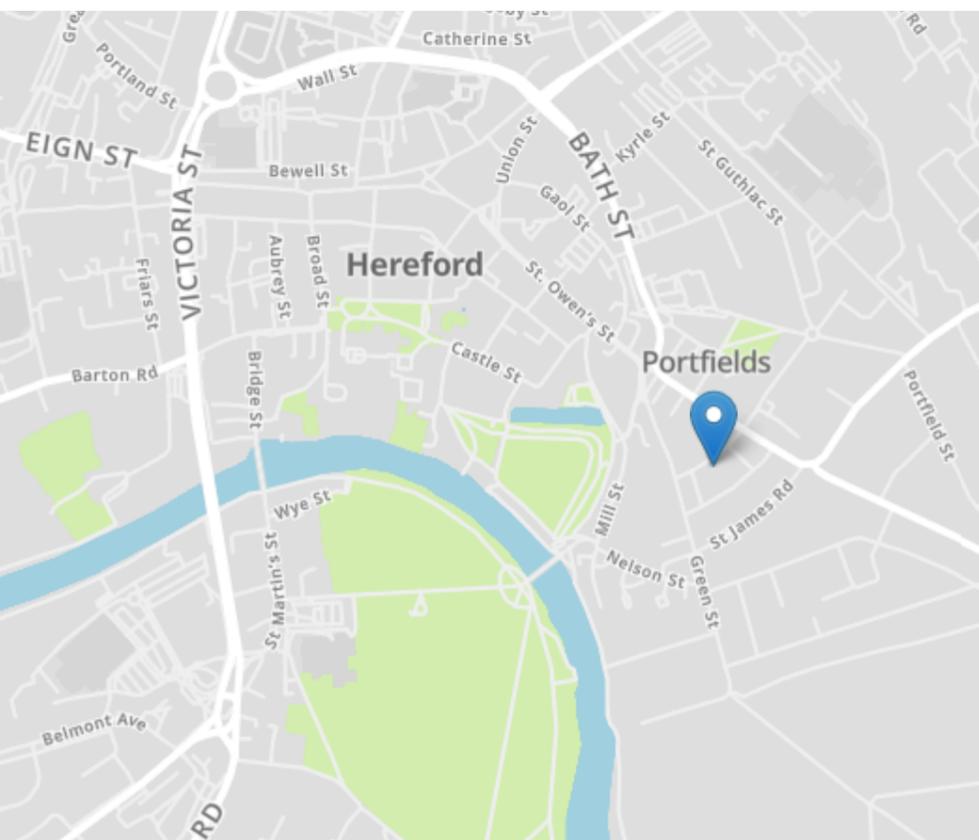
18 Grove Road  
Hereford HR1 2QP

**£290,000**



**DIRECTIONS**

From Hereford City proceed east onto A438 St Owen Street, turn right onto Grove Road where the property can be found on the left hand side. For those who use 'What3words' //shall.silver.frame



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• 3 bedrooms • Desirable location • A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL

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#### OVERVIEW

Pleasantly located in the sought after residential area of St James, this terraced property which is beautifully presented, provides spacious accommodation benefitting a lounge, kitchen/dining room, utility/cloakroom, cellar (with further potential for a conversion), and to the first floor two good size bedrooms, a bathroom, separate cloakroom, and a further staircase leading to the second floor where there is a substantial attic bedroom with velux windows; and to the rear of the property there is a pleasant enclosed garden area enjoying south to southeasterly aspect therefore getting the sun for the majority of the day. Enjoying a very convenient position within walking distance from Hereford City, with on street permit parking; this property offers ideal accommodation within Hereford City. St James benefits from a range of amenities as its only a walking distance from the city centre amenities, close-by is a primary school and beautiful walks with the river wye and Castle green only a short distance away.

#### GROUND FLOOR

##### ENTRANCE HALL

The entrance hall comprises of: entry via a double glazed door to the front elevation; exposed wooden floor boards; a ceiling light point; a new central heating radiator; decorative paneling; a wall thermostat, and doors giving access to the cellar, and reception rooms.

##### LOUNGE

3.25m x 4.23m (10' 8" x 13' 11") - INTO BAY WINDOW  
The lounge comprises of: carpet flooring; a ceiling light point, double glazed bay windows to the front elevation, with internal shutters; a central heating radiator; fitted storage; fitted shelving; picture rail; a tiled hearth beneath a fireplace, with a painted wooden surround; power points; television point, and telephone point.

##### KITCHEN/DINER

4.47m x 5.55m (14' 8" x 18' 3") - MAXIMUM MEASUREMENT  
The dining area comprises of: oak engineered laminate flooring; a ceiling light point; two wall light points; power points; a feature fireplace; a double glazed window to the rear elevation; a central heating radiator; access to the staircase leading to the first floor, and a large archway opening through to the kitchen area.

The kitchen comprises of: oak engineered laminate flooring; spotlights; fitted wall and base units; an electric induction hob, with a Cooke & Lewis cooker hood over; an electric double oven; an integrated fridge-freezer; a slimline dishwasher; a stainless steel sink and drainer with a mixer tap over; a double glazed window to the side elevation; a double glazed window to the side elevation, giving access to the garden; power points, including USB ports; and, a sliding door to the rear of the kitchen leading to the utility.

##### UTILITY/CLOAKROOM

1.2m x 2.5m (3' 11" x 8' 2")  
The utility/cloakroom comprises of: tiled flooring; a ceiling light point; two double glazed windows with obscure glass to the side and rear elevations; space and plumbing for a washing machine; space for additional appliances; a wash hand basin with a chrome mixer tap over; a low level WC, and a wall-mounted central heating boiler.

##### LOWER GROUND FLOOR

##### CELLAR

4.45m x 5.11m (14' 7" x 16' 9")  
The cellar comprises of: a wooden staircase from the entrance hall, providing access; power and lighting; an original brick floor; a ceiling light point; the electrical consumer unit; two double glazed windows to the front elevation, and space for additional appliances, e.g., tumble dryer, freezer, etc. The cellar has lots of further potential for a conversion; mains electricity & gas come through to this space too.

#### FIRST FLOOR

##### FIRST FLOOR LANIDNG

The first floor landing comprises of: access via a stair case with fitted carpet; two ceiling light points; carpet flooring; access to the bedrooms and bathrooms; and, another staircase with fitted carpet leading to the second floor.

##### BEDROOM ONE

3.33m x 4.30m (10' 11" x 14' 1") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: exposed wooden floorboards; a ceiling light point; two double glazed windows to the front elevation; a central heating radiator; power points; a television point, and a built-in wardrobe.

##### BEDROOM TWO

3.44m x 3.07m (11' 3" x 10' 1") - MAXIMUM MEASUREMENT  
Bedroom two comprises of: carpet flooring; a ceiling light point; two under stairs storage cupboards - including wardrobe space; a central heating radiator, and a double glazed window to the rear elevation, overlooking the garden.

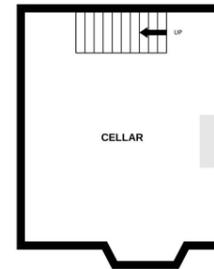
##### SEPARATE CLOAKROOM

The separate cloakroom comprises of: lino flooring; a ceiling light point; a double glazed window to the side elevation with obscure glass; an airing cupboard which house the electrical emersion heater; a low level WC, and a wash hand basin with a chrome mixer tap, and splash tiling over.

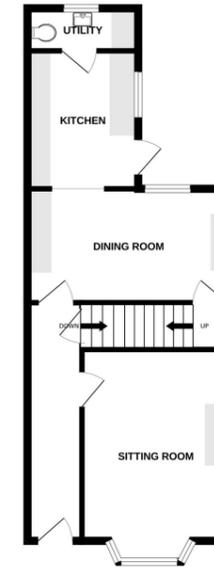
##### BATHROOM

The bathroom comprises of: lino flooring; a ceiling light point; a wall light point; a double glazed window to the rear elevation with obscure glass; a bath with a glass screen, as well as a chrome mixer tap, and shower attachment over; a low level WC; a central heating radiator, wall-mounted vanity space, and a wash hand basin with splash tiling, and chrome hot & cold taps over.

BASEMENT  
259 sq ft. (24.0 sq.m.) approx.



GROUND FLOOR  
485 sq ft. (45.0 sq.m.) approx.



1ST FLOOR  
477 sq ft. (44.3 sq.m.) approx.



2ND FLOOR  
149 sq ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.  
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#### SECOND FLOOR

##### SECOND FLOOR LANDING

The second floor landing comprises of, a small hanging space, a wall light point, and access to bedroom three.

##### BEDROOM THREE

4.23m x 3.0m (13' 11" x 9' 10")  
Bedroom three comprises of: carpet flooring; a ceiling light point; two double glazed velux windows to the front and rear elevations; eaves access; power points; a central heating radiator, and fitted storage over the stair bulkhead.

##### OUTSIDE

##### FRONT APPROACH

The front approach comprises of, a small courtyard area, a pedestrian pathway, and some steps leading to the front door.

##### REAR GARDEN

The rear garden comprises of: access via the double glazed door from the kitchen; a large stone seating/entertaining area; sleepers providing a boundary between the entertaining area and some planted beds; a lawn space; a pathway leading to a storage shed; timber fencing maintaining the boundary, and a gate giving access to the the rear garden.



### At a glance...

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- UTILITY/CLOAKROOM: 1.2m x 2.5m (3' 11" x 8' 2")
- CELLAR: 4.45m x 5.11m (14' 7" x 16' 9")
- BEDROOM ONE: 3.33m x 4.30m (10' 11" x 14' 1") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.44m x 3.07m (11' 3" x 10' 1") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 4.23m x 3.0m (13' 11" x 9' 10")

### And there's more...

- Popular residential area
- Walking distance to city centre
- Cellar with further potential for conversion

### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.